



In this edition

- [Tree Maintenance License Proposal](#)
- [Temporary CofO waiver](#)
- [Employee Service Awards](#)
- [Lunch and Learn](#)
- [New Information Bulletins](#)
- [NEC Update](#)
- [Make San Antonio Great](#)
- [Board/Commission Openings](#)
- [Historic Homeowner Fair](#)
- [Performance Measures](#)
- [Permit Activity](#)

Development Services

June 2011 Newsletter

Tree Maintenance License Proposal

Development Services is proposing an ordinance to City Council amending Chapter 21 of the City Code. The purpose of the amendment is to allow provisions that will enhance education, training, and increase license requirements for company employees that provide tree-trimming and pruning services. The goal is to increase the number of Tree Maintenance License holders.

Some of the proposed changes to the requirements include:

- Increase Continuing Education Unit (CEU) credits from four hours to a minimum of 15 hours (for issuance of a three year license)
- Require attendance of a two-hour training session to obtain a temporary one-year TML.
- Require general liability insurance with the City named in policy.
- Require acknowledgement of City of San Antonio, TML Code of Ethics.

DSD met with representatives of tree maintenance companies, the San Antonio Arborists Association and the Texas Forest



Roderick Sanchez
AICP, CBO
Director, Development
Services City of San
Antonio

Service. The group overall supported the proposed amendments.

For more information or if you have questions pertaining to the proposed changes please contact Mark Bird at 210-207-0278.

[Join Our Mailing List!](#)

If you would like to receive updates, important information or notifications about special training events, please join our department mailing list.

Temporary Certificate of Occupancy fee waiver

In response to the current water restrictions and drought conditions, Development Services will provide Temporary Certificates of Occupancy (CofO) for a period of 150 days for all residential and commercial projects if the Landscape/Tree final inspection is the only outstanding inspection.

This measure is a means to avoid encouraging watering newly planted trees and landscape during water restrictions which are in effect due to the extreme drought conditions. You have the ability to complete the project at any time before the 150 days. At the end of the 150 days, if there has been no significant rain, the department will extend your Temporary CofO.

For more information on the Temporary CofO please call 207-1111 and for more information on Tree and Landscape requirements call 207-0161.

Employee Service Awards

The department would like to congratulate staff who reached a milestone in their service time to the City. Those employees are:

5 years

Toby Bowman, Plans Examiner I
Admin.
Mario Gonzalez, Dev. Svcs Inspector
Jose Frias, Dev. Svcs Inspector
John Simmons, Dev. Svcs Inspector
Ariel Barrera, Dev. Svcs Inspector
Robert Gobert, Fire Protection Specialist

10 years

Terry Kannawin, Interim Dev. Svcs Bus.
Rebecca Lopez, Exec. Secretary
Deborah Gaitan, Building Loc. Spec.
Luis Lara, Sr. Eng. Technician
Ralph Fernandez, Dept. Sys. Mgr.

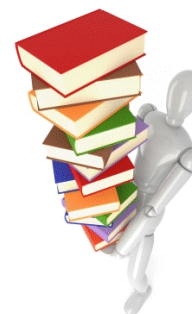
15 years

Arturo Elizondo, Dev. Svcs Inspector
 Joe Jones, Dev. Svcs Inspector
 Bernardo Reyes, Dev. Svcs Inspector
 Bruno Fey, Dev. Svcs Inspector
 Dennis Attard, Dev. Svcs Inspector
 Roland Resendez, Dev. Svcs Inspector

Carmen Cura, Dev. Svcs. Specialist
 Jesse Vasquez, Chief Mech. Inspector
 Brenda Guzman, Eng. Technician
 Elwerd Weiderhold, Sr. Const. Insp.
 Donald (Tom) Herbster, Chief Const. Insp.
25 years
 Ronald Pullin, Dev. Svcs Inspector

Lunch and Learn

Development Services hosts monthly Lunch and Learn training sessions taught by experts in their respective disciplines. These sessions cover key issues in the development process, address current trends and concerns, and provide beneficial information to our customers, community and stakeholders. Each of these FREE sessions last about an hour and a half and are held in Training Rooms A/B on the second floor of the Cliff Morton Development and Business Services Center, 1901 S. Alamo. Our scheduled courses are listed below.



Annual Maintenance Permits

July 15, 2011

Alcohol Distance Variance Process

July 22, 2011

Sign Inspection Concerns

August 19, 2011

For more information and registration, visit our website at
<http://www.sanantonio.gov/dsd/lunchlearn.asp>

New Information Bulletins

IB 202 - Texas Licensed Master Sign Electrician - the purpose of this Information Bulletin is to clarify the duties and authority of Texas Licensed Master Sign Electricians. The IB provides a question and answer dialogue between DSD and TDLR.

IB 201 - Prohibition of Portable Signs - the purpose of this Information Bulletin is to remind business owners that portable signs have been prohibited since 1986. The IB references the applicable code sections as well as department contact information should there be questions about the IB.

IB 196 -Annual Testing of Backflow Prevention Assemblies - the purpose of this Information Bulletin is to detail the responsibility of backflow prevention systems for property owners. The IB references the applicable code sections as well as the requirements for annual testing. Please contact the water system provider to the location where the backflow preventer is installed for questions or concerns regarding annual backflow assembly testing programs.

RID 100 - Take Out Parking - the purpose of this Rule Interpretation Decision is to clarify parking requirements for take out food establishments. The RID details the differences between take out food establishments and restaurants and provides examples of those businesses.

NEC Updates

The Electrical Board will be conducting public meetings on Draft J of the proposed amendments to Chapter 10 of the 2011 National Electrical Code (NEC). The meeting will be held in the Boardroom of the Development & Business Service Center @ 1901 S. Alamo, July 12th @ 9:30 AM.

Make San Antonio Great

In an effort to revitalize downtown San Antonio, the City's Center City Development Office is asking residents and tourists to identify opportunities that will help make the heart of the City a great place. Ideas and comments on the best and most opportunistic downtown spots can be taken online at <http://www.pps.org/placemap/sanantonio>.

Placemap, the interactive, online mapping and community assessment tool, offers an opportunity for the public to share ideas for the area that will help City staff determine strengths, prioritize revitalization efforts, and identify specific projects to reinvigorate downtown San Antonio. Users are asked to share an idea and map it on an interactive map of downtown. Participants can also browse through other ideas and comments and view the ideas map, which maps all user ideas to date.

The Placemap also serves as an important resource for Centro Partnership, a public private collaboration, as it kicks off the Downtown Strategic Framework Plan effort. The first Public Workshop for this effort is scheduled for **July 19 at La Villita Assembly Hall from 6 p.m. to 8 p.m.**

Placemaking is a multi-faceted approach to the planning, design and management of public spaces. The Center City Development Office contracted with the Project for Public Spaces (PPS) to provide educational and technical assistance focused on Placemaking. The non-profit group has experienced international success in the creation of more livable communities around the globe. They have helped more than 2,500 towns around the world improve their communities by showing that mobilizing people to make great places strengthens neighborhoods, cities and entire metropolitan areas.

Board & Commission Openings



Individuals who have an interest in City government and are also interested in helping to serve the San Antonio community are invited to apply for one of the positions available on the following board and commissions:

- Building and Fire Code Board of Appeals - (1) positions
- Capital Improvements Advisory Committee - (3) positions
- Electrical Board - (4) positions
- Mechanical Appeals and Advisory Board - (5) positions
- Plumbing and Fuel Gas Appeals and Advisory Board - (4) positions
- Zoning Board of Adjustment - (1) position
- Zoning Commission - (2) position

The Building and Fire Code Board of Appeals is comprised of 11 members appointed by the Mayor and each City Councilmember for two-year terms. The Board determines appeals for the suitability of alternate materials and types of construction and provides for interpretation of the Building and Fire Code. Meetings are held on the third Wednesday of each month, if necessary, at 9:00 AM at the Cliff Morton Development

and Business Services Center, 1901 South Alamo, 1st Floor. There is only one appointee per district. For more information, please go to http://www.sanantonio.gov/dsd/buildingfire_board.asp.

The Capital Improvements Advisory Committee is comprised of 11 members serving two-year terms. The Committee advises and assists in the implementation of the impact fee process pursuant to Chapter 395 of the Local Government Code which establishes the method for municipalities to impose impact fees for recouping the cost of off-site capital improvements necessitated by new development. The Committee also serves in an advisory capacity to the City Council with recommendations for the development of the Land Use Assumptions, impact fee related Capital Improvements Plans and in the calculation of the impact fees. The Committee meets as needed. Meetings are usually held on Wednesday mornings at 8:30 AM at the San Antonio Water System (SAWS) offices located at 2800 US Highway 281 North.

The Electrical Board consists of 11 members appointed by the Mayor and each City Councilmember. Members serve two-year terms. The Board hears and decides appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code. Meetings are held quarterly (at minimum) on the second Tuesday, at 9:30 AM at the Cliff Morton Development and Business Services Center, 1st floor, 1901 S. Alamo. Meeting duration is approximately one to two hours. There is only one appointee per district. For more information, please go to http://www.sanantonio.gov/dsd/electrical_board.asp.

The Mechanical Board of Appeals is comprised of 11 members appointed by the Mayor and each City Councilmember for two-year terms. The Board determines the suitability of alternate materials and methods of installation, and provides for reasonable interpretations of the Mechanical Code. The Board hears all appeals from decisions of the Director of Development Services respecting the construction, application, and enforcement of the Code. Meetings are held quarterly on the first Wednesday of the month at 9:00 AM in the Cliff Morton Development and Business Services Center, 1901 South Alamo, 1st Floor. Meeting duration is usually one to one and a half hours. There is only one appointee per district. Where 2 are listed one is serving in a holdover capacity and a new category is being advertised. For more information, please go to http://www.sanantonio.gov/dsd/mechanical_board.asp.

The Plumbing and Fuel Gas Appeals and Advisory Board is comprised of 11 members appointed by the City Council for two-year. The Board has jurisdiction over all appeals from decisions made by the Director of Development Services which relate to plumbing installation, and recommends to the City Council any amendments to the Plumbing Code. Meetings are held on the second Wednesday of each month at 9:00 AM at the Cliff Morton Development and Business Services Center, Board Room, 1st Floor, 1901 S. Alamo. Meeting duration is usually one to one and a half hours. For more information, please go to http://www.sanantonio.gov/dsd/plumbing_board.asp.

The Zoning Board of Adjustment is comprised of 11 members appointed by the Mayor and each City Councilmember and six (6) alternates appointed at-large for two-year terms. Members receive \$20.00 per meeting, not to exceed \$1,040 per annum. The Board hears variances and appeals related to the enforcement of Chapter 28, Signs and Billboards and Chapter 35, the Unified Development Code (UDC). The concurring vote of nine (9) members of the Board is necessary to approve a variance. The Board adopts a schedule of meetings each calendar year. Meetings are held at the Board Room of the Cliff Morton Development and Business Services Center, 1901 South Alamo, 1st Floor. For more information, please go to <http://www.sanantonio.gov/dsd/boardofadjustments.asp>.

The Zoning Commission is comprised of 11 members appointed by Mayor and each City Councilmember for two-year terms. Members serve at the will of the City Council until replaced. Members are compensated \$20.00 per meeting not to exceed \$1,040 per annum. The Commission holds public hearings and makes recommendations to the City Council on zoning district boundary changes and regulations in zoning districts. Meetings are held twice-monthly on the first and third Tuesdays at 1:00 PM in the Cliff Morton Development and Business Services Center, 1901 South Alamo Street, 1st Floor. For more information, please go to http://www.sanantonio.gov/dsd/zoning_commission.asp.

Individuals interested in serving on one of the boards or commissions can obtain an application by visiting <https://webapps2.sanantonio.gov/boardcomm/Vacancies.aspx>. For questions or for more information, contact (210) 207-7253.

Historic Homeowner Fair

Registration is now open for exhibitors at the 3rd annual Historic Homeowner Fair hosted by the City's Office of Historic Preservation. The fair is scheduled for **August 27 from 9:30 a.m. to 3 p.m.** at historic Thomas Jefferson High School.

With more than 400 attendees last year, the Historic Homeowner Fair offers businesses and individuals a unique opportunity to directly market goods and services to those interested in improving older homes. Booth rental fees start as low as \$75.

In the Exhibitor's Hall, vendors can display products and speak with fairgoers one-on-one. Sponsorship opportunities are available for businesses and individuals looking to establish a larger presence at the fair. Sponsors receive premium booth placement in the Exhibitor's Hall, advertising space in the Historic Home Handbook, which is given to all attendees for free, and recognition at the fair and in all promotional materials.

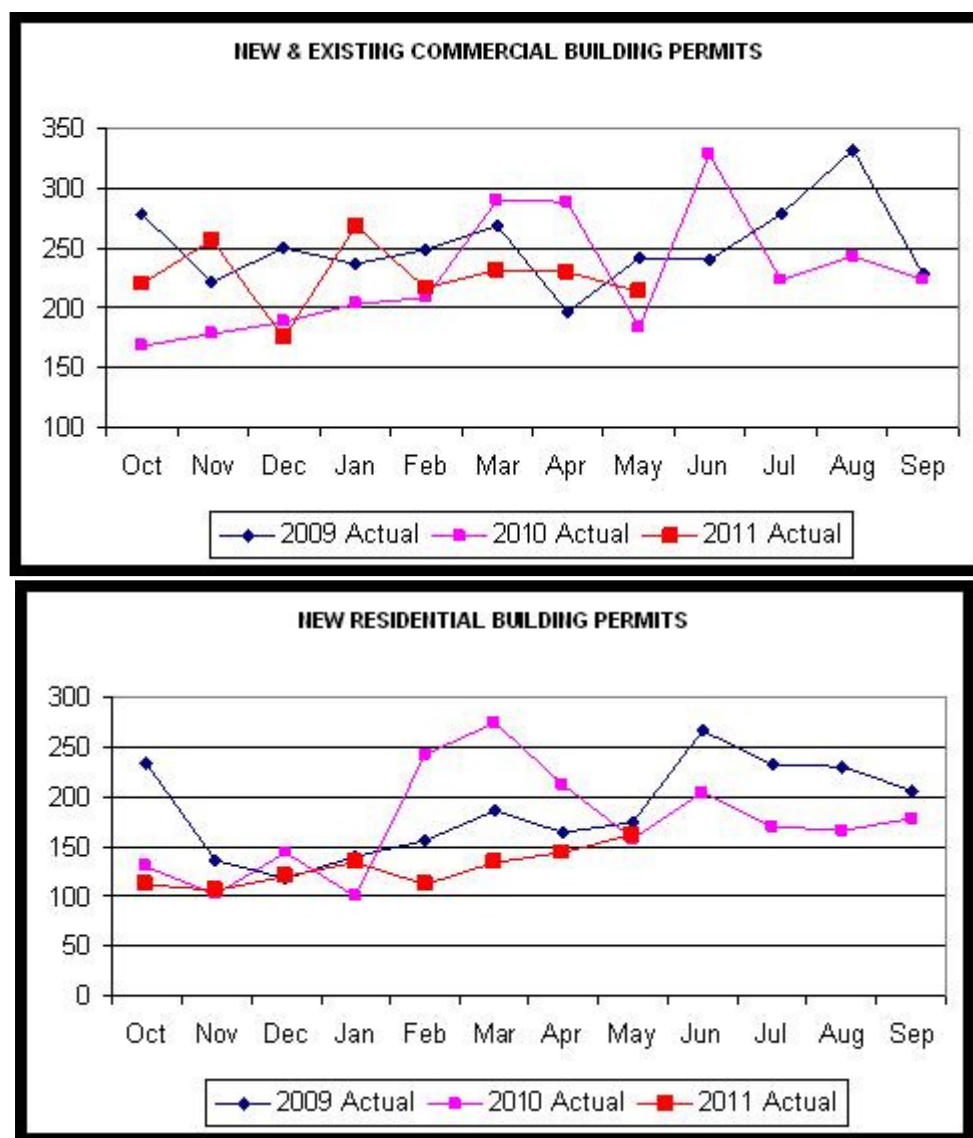
The event offers an affordable opportunity for anyone with a home-related product or service-retailers, contractors, craftsmen, carpenters, realtors, loan officers, architects, interior designers, and landscapers-to reach their target audience. Reserve your space today by contacting the Office of Historic Preservation at 207-1496 or amy.unger@sanantonio.gov. For more information, visit www.sanantonio.gov/Historic/.

FY 2011 Performance Measures

May Performance Data:

<i>Activity</i>	<i>Performance</i>
Major Plats Technical Review (Goal: 35 Calendar Days only)	23 Calendar Days(DSD)
Residential Plans Review (Goal: 3 Working Days)	3 Working Days
Complex Commercial Plan Review (Goal: 18 Calendar Days)	17 Calendar Days
Inspections Performed as Scheduled (Goal: 96%)	98% as Scheduled
Call Center Telephone Abandonment Rate (Goal: 5%)	4% Abandoned
Customer Service Survey Score (Scale 1-5, highest is 5)	4.79

Monthly Permit Activity



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